Utilities Committee Report

The Utilities Committee was formed in August of 2025 in response to a member complaint first to San Francisco Department of Building Inspection (DBI) and later to San Francisco Weights and Measures, (SFWM). The member questioned the charges calculated from the Building provided meter installed in 2012. This started the search for a knowledgeable electrical contractor to research and correct the potential problem. In our dealing with SFWM we found that we were subject to the following California Code.

> "In California, submeters used to bill tenants for utilities (water, gas, and electricity) must be revenue-grade devices. This requires type-approval from the California Department of Food and Agriculture Division of Measurement Standards (DMS) via the California Type Evaluation Program (CTEP)."

Our 40 or so meters installed over the last 40 years are not compliant with these codes. We have had a half dozen electrical companies and engineering firms in for site visits and ideas for cost effective solutions to come into compliance with what we have found to be the strictest submetering laws in the nation.

So after nearly a year of meetings with Drew Bagdasarian and committee members Sally Fifer, Brad Brown, Kiki Freeman, Jim Butcher, Bruce Bigelow and John Sullivan we have 2 SFWM approved EKM meters that have been certified and are readable from the Cloud. The ability to read the meters remotely will reduce staff time and increase accuracy.

The next chapter is to map each electrical outlet in each studio so that we know where circuit go and if they are shared. This will mean all studios will need to be surveyed. We have decided to do this with in-house workers for the flexibility it offers and benefit from lower overall cost. Estimates we have received for mapping just the panels have ranged from $16,000.00 - $74,000.00. For SFWM we need the additional level of mapping to each outlet and light in each studio with no shared circuits between studios. There may need to be new conduit run in some studios that have shared

circuits. Project Artaud will pay for this work along with a new certified meter for each studio. If you paid a metering fee when you moved into your studio that cost will still be recoverable when you leave. Once your new meter is installed you will be able to track your usage online with a unique password provided to you. Only you and the Office Administrator will be able to see your electrical usage. You will receive your electric bill as a separate monthly invoice.

Building members Bruce Bigelow, Jan Simon, David Fought and John Sullivan will comprise the survey team. The survey will start with the third floor on July 29, 2026. David Fought is an employee, Jan Simon is volunteering his time and Bruce Bigelow and John Sullivan are requesting approval to work as Independent Contractors at a rate of $55.00 per hour for the project.

The third floor has 22 studios, 10 of which are already metered. The survey needs to confirm all circuits are accounted for and none are shared. While we haven't done a test studio we expect already metered studios to take about 1 hour each to verify and the remaining 12 studios to take 1 - 3 hours to account for all circuits and create maps for the electricians to work from. We expect the third floor mapping to cost around $5,000.00.

Motion 1 Survey Approval

The Project Artaud Board approves hiring Bruce Bigelow and John Sullivan to manage the survey of Project Artaud's electrical panels and studio wiring. The rate of pay is $55.00 per hour for Bruce and John S. who will be classified as independent contractors. The motion also approves a pay rate for the project of $45.00 per hour for David Fought (building employee) and thanks Jan Simon (volunteer).

Submited: 7.21.2026 by John Sullivan